



## NEXT DETROIT NEIGHBORHOOD INITIATIVE OVERVIEW

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Next Detroit Neighborhood Initiative (NDNI), a 501(c)3 nonprofit organization which focuses on the transformation of Detroit neighborhoods through reinforcement, revitalization and redevelopment efforts or initiatives. Our “on the ground” experience enables us to provide strategic models for safety management, blight remediation, foreclosure prevention and other critical success factors in stabilizing Detroit neighborhoods. We strive to improve the quality of life in these areas by linking community based organizations to resources to fund initiatives that address neighborhood challenges. Through community engagement, collaboration with philanthropic leaders, and the coordination of governmental resources, NDNI bridges gaps around the neighborhood development delivery system in our city to build a stronger Detroit.

- **Reinforce:** Strategies are designed to strengthen neighborhoods that possess the characteristics of a stable tax base inclusive of moderate recreational activities, have a high percentage of home ownership, requiring minimal investment in the current housing stock.
- **Revitalize:** Goals are to infuse a combination of private, non-profit and governmental resources to provide intervention strategies to reverse negative social and economic trends that are impacting an otherwise stable neighborhood.
- **Redevelop:** Plans are to completely overhaul an area where extreme blight and abandoned structures exist and create an entirely new land use strategy for the neighborhood which will benefit citizens in the existing and surrounding areas.

## EAST ENGLISH VILLAGE NEIGHBORHOOD TYPOLOGY

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Prior to rezoning efforts, the small area that comprises the East English Village community was once a part of the Grosse Pointes. Currently, this solid middle-class community of approximately 9,800 residents has one of the most racially diverse populations in the city, and is one of the few communities in Detroit to experience population growth since 1990 (6.6%). This area of unique and affordable brick homes, which is bordered by the wealthy Grosse Pointe community and other less stable neighborhoods, is comprised of families with children, as well as empty nesters, seniors and singles. While the senior population is small (less than 10%) there has been a significant decrease in the birth rate (12%) and increase in deaths as high 48% south of Warren since 2002.

As of the 2000 Census, 66% of the households in East English Village consisted of married couples with children and 65% of the residents are registered voters with nearly 90% of the residents having at least a high school education. However, there are limited primary school (public, private or charter) options for families for the target area now that Angelou Elementary is scheduled for closure and Dominican Academy is currently closed.

Although there are a number of parks, eateries and a variety of commercial retail nearby, the main commercial corridors in EEV are mainly underutilized and weak. While crime has decreased by 25% in East English Village, the area north of Warren has experienced more crime, accidental and suspicious fires, and a concentration of dangerous buildings (6 of the 9 total dangerous structures) than the area south of Warren. Despite these growing negative statistics, East English Village continues to be one of the city of Detroit's strongest residential areas.

## **NEXT DETROIT NEIGHBORHOOD INITIATIVE**

### **Glossary of Resources**

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B&SE-Building and Safety Engineering

B&E Task Force- Detroit Police Dept. Breaking and Entering Task Force

DAH- Department of Administrative Hearing

DCI- Detroit Community Initiative

DPW- Department of Public Works

DWDD- Detroit Workforce Development Department

DEA- Department of Environmental Affairs

DEGC-Detroit Economic Growth Corporation

DPD- Detroit Police Department

DHWP- Department of Health and Wellness Promotion

DHS-Department of Human Services

DPS- Detroit Public School

DWSD- Detroit Water & Sewerage Department

HUD- Housing & Urban Development

LISC- Local Initiatives Support Corporation

MEDC- Michigan Economic Development Corporation

MPD-Municipal Parking Department

MDOT- Michigan Department of Transportation

MPRI- Michigan Prisoner Re-Entry Initiative

MSHDA- Michigan State Housing Development Authority

MOCA- The Mayor's Office of Community Affairs

NCH-Neighborhood City Hall

ONCR-Office of Neighborhood Commercial Revitalization

OTBD- The Mayor's Office of Targeted Business Development

P&DD- Planning and Development Department

PLD- Public Lighting Department

REC- Recreation Department

# NDNI EAST ENGLISH VILLAGE COMMUNITY WORK-PLANS

## Issue A: Business and Residential Development and Commercial Corridor Improvement

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### **Neighborhood of Choice-Enhancing Community Involvement and Community Pride**

***Goal: To create an environment that will retain and attract residents and quality businesses, which appeals to the East English Village neighborhood.***

#### **City of Detroit Public Efforts**

***1). Increase code enforcement for illegal dumping, illegal signage, and building violations.***

**Lead Agency:** BS&E

**Partners:** DPW, DEA

**Outcome Statement:** Increase code enforcement of businesses and residents leading to a decrease in violations by 25% (to be measured by the number of 311 CSR reports and the number of violations written by DEA and BS&E).

**Strategy:**

- Increase code enforcement for illegal dumping, illegal signage, and building violations
- Strictly enforce the new tenant eviction ordinance.
- Inspect/update all old and current blight violations through 311 to ensure cases are closed
- Educate businesses and residents on what the limitations are for signage

**Timeline:** 2007-2008

***2). Enhance traffic flow and safety in East English Village.***

**Lead Agency:** DPW

**Outcome Statement:** 1. Reduce the number of traffic incidences at designated intersection in East English Village by 10%. 2. Improve the street infrastructure in at least 3 locations within East English Village.

**Strategy:**

- Conduct a traffic analysis to address traffic conflicts on Cadieux, E. Warren, Harper, and Chandler Park, as well as residential neighborhoods
- Install a traffic light at Finney High School, create a sidewalk on Cadieux in front of Finney High School, and pave the street at Rosewood and Kensington.

**Timeline:** 2007-2008

## NDNI EAST ENGLISH VILLAGE COMMUNITY WORK-PLANS

### Issue A: Business and Residential Development and Commercial Corridor Improvement

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#### City of Detroit Public/Private Efforts

#### *1). Create an environment conducive to business retention and attraction strategies in the East English Village commercial corridors.*

**Lead Agency:** ONCR

**Partners:** Shore Bank, U-SNAP-BAC, DEGC, OTB, Assessors, MPD, Financial Institutions

**Outcome Statement:** Implement creative financing mechanisms targeting the E. Warren, Harper (heading south towards I-94), Cadieux and Mack commercial corridors that will attract at least 5 new businesses and retain 50% of existing businesses in East English Village.

**Strategy:**

- Identify and implement financial resources to support the Business District
- Provide specialized small business loans and support
- Issue façade improvement grants and other commercial corridor programming (making the area attractive to potential customers)
- Incorporate tax based financial incentives
- Hold small business forums with technical assistance services
- Identify specific businesses that the market analysis supports
- Add a parking study to increase overall accessibility to businesses along E. Warren
- Work with ONCR to create uniform facades throughout the existing commercial corridors.

**Timeline:** 2007-2012

#### *2). Provide year-round employment training for youth and work with a provider to arrange youth employment.*

**Lead Agency:** DWDD

**Partners:** Detroit Public Schools, EEV Business Owners, U-SNAP-BAC, DHS and financial institutions

**Outcome Statement:** Develop a partnership between businesses and DPS to increase/enhance apprentice programs to recruit 50 Finney High School students, increase their ability to be employed, and place at least half of them in jobs in and surrounding East English Village.

**Strategy:**

- Host neighborhood job fairs with a Career Center linkage; conduct one major job fair in each neighborhood annually
- Secure additional partners to enhance existing partnership between Finney High School and East English Village business owners
- Create a task force to develop local neighborhood jobs.

**Timeline:** 2007-2009

## NDNI EAST ENGLISH VILLAGE COMMUNITY WORK-PLANS

### Issue A: Business and Residential Development and Commercial Corridor Improvement

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#### *3). Retain and attract residents to East English Village*

**Lead Agency:** East English Village Association, U-SNAP-BAC

**Partners:** Model D Media, LaSalle Bank, Crain's Detroit, Detroit Realtors Association, Grosse Pointe Board of Realtors, Assessors, Detroit Hope

**Outcome Statement:** Develop a neighborhood marketing strategy to increase residential occupancy in East English Village by 10%

**Strategy:**

- Develop an East English Village brochure marketing neighborhood amenities i.e. NEZ eligibility, private security
- Include an East English Village link on Model D's website (or any neighborhood friendly website)
- Implement an Annual Open House advertising available homes in East English Village (similar to Rosedale Park's Annual Open House)
- Hold at least one home foreclosure prevention and mediation workshop
- Participate in Crain's Annual House Party
- Develop strategy and system to contact out-of-state mortgage companies to increase maintenance of vacant for-sale homes in East English Village.

**Timeline:** 2007-2012

# NDNI EAST ENGLISH VILLAGE COMMUNITY WORK-PLANS

## Issue B: Quality of Life

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### Neighborhood of Choice-Enhancing Community Involvement and Community Pride

***Goal: Develop a measurable amount of unconscious safety, which will retain and attract more EEV residents and businesses to area. Keep EEV clean, safe, beautiful, and healthy through creative beautification efforts.***

#### City of Detroit Public Efforts

##### ***1). Enhance community-policing relationships.***

**Lead Agency:** DPD

**Outcome Statement:** Improve resident relations by 20% as measured by pre/post resident surveys.

**Strategy:**

- Continue to provide home and business security surveys
- Encourage the community to use contact sheets at community relations meetings to develop better relationships with police officers.
- Increase home surveys by 25%.

**Timeline:** 2007-2009

#### City of Detroit Public Private Efforts

##### ***1). Reduce opportunities for crime in East English Village commercial corridors.***

**Lead Agency:** DPD

**Partners:** East English Village Business Owners, ONCR, U-SNAP-BAC

**Outcome Statement:** Create an overall "safe" feel for East English Village business consumers by expanding private security throughout EEV thereby reducing petty crime by 10% in the commercial corridors.

**Strategy:**

- Develop a relationship with EEV businesses and DPD to incorporate an off duty program where businesses can hire at least one off duty Police Officer to be stationed at the establishment during high peak hours
- Increase business surveys by 10% according to existing DPD numbers

# NDNI EAST ENGLISH VILLAGE COMMUNITY WORK-PLANS

## Issue B: Quality of Life

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- Supplement Patrol Operations with Community Relations Officers and continue to utilize foot patrols, park and walk and bike patrol in businesses areas along Mack, E. Warren and Harper Ave.
- Continue preventative patrols and enforcement and maintain B&E Task Force utilizing members of E.D., IOU and Cobra Units
- Organize a business association "Clean and Safe" Committee for all four Districts

**Timeline**: 2007-2008

### ***2). Reduce truancy rate in East English Village.***

**Lead Agency**: DPS

**Partners**: East English Village Business Owners, DPD

**Outcome Statement**: Reduce the number of truant students at schools in East English Village by 30% therefore leading to a reduction of home invasions by youth by 20%.

**Strategy**:

- Develop a DPD/East English Village/DPS partnership to strictly enforce the "no loitering" ordinance before and during school hours

**Timeline**: 2007-2008

### ***3). Enhance effectiveness of CB Patrols***

**Lead Agency**: NCH

**Partners**: DPD, East English Village Residents, Business Owners and Churches

**Outcome Statement**: Improve the current resident, church, business and NCH partnership to increase CB Patrol participation to 20 members.

**Strategy**:

- Design a grassroots door-to-door CB Patrol campaign.
- Coordinate with Churches to communicate the message at weekly services.
- Establish at least one additional CB Patrol

**Timeline**: 2007-2008

## NDNI EAST ENGLISH VILLAGE COMMUNITY WORK-PLANS

### Issue B: Quality of Life

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#### ***4). Create additional recreational opportunities in East English Village***

**Lead Agency:** Rec

**Partners:** Eagle Sports, Think Detroit PAL

**Outcome Statement:** Provide access to safe, attractive recreation and play spaces for East English Village families.

**Strategy:**

- Provide play equipment, new landscape, swings, protective surfacing, baseball diamond improvement, fencing repairs, site amenities and a concrete walk way for Messimer Park
- Clean, update, and resurface the tennis courts surrounding Balduk Park
- Open the restrooms in Balduk Park (the restrooms have been close for 2 years)
- Incorporate access to recreation programming for kids through sports leagues

**Timeline:** 2008-2009

#### ***5). Enhance cleanliness in areas surrounding Finney High School.***

**Lead Agency:** DPW, MOCA

**Partners:** GSD, ONCR, East English Village Association, DPS, U-SNAP-BAC

**Outcome Statement:** Reduce amount of litter in areas surrounding Finney High School by placing one trash bin in each block leading to a neighborhood.

**Strategy:**

- Identify the number of trash bins located within a four block radius surrounding Finney High School
- Form a partnership with Detroit Public Schools to implement a clean and beautification initiative
- Model East English Village Clean and Safe methods after other ONCR districts. Utilize Detroit Green Corps Program which puts children or adults to work for \$7/hour to clean vacant lots in the summer
- Develop a community environmental task force
- Identify areas to place trash bins on E. Warren
- Institute a recycling program in East English Village

**Timeline:** 2007-2009

## NDNI EAST ENGLISH VILLAGE COMMUNITY WORK-PLANS

### Issue B: Quality of Life

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#### ***6). Remove overgrown trees and replant new trees throughout East English Village.***

**Lead Agency:** GSD

**Partners:** U-SNAP-BAC, East English Village Association, Greening of Detroit, Michigan State University

**Outcome Statement:** Remove all trees with disease throughout East English Village but replant trees in business corridors, on boulevards and in green space.

**Strategy:**

- Cut 400 trees and trim 200 trees by the end of 2008. GSD will then partner with Greening of Detroit and Michigan State University to replant trees in commercial corridors and green space.

**Timeline:** 2007-2008

#### ***7). Enhance the overall aesthetic appearance of East English Village with attractive green space, lighting and beautification efforts.***

**Lead Agency:** GSD

**Partners:** DEGC, East English Village Association, U-SNAP-BAC, E. Warren Business Association, Financial Institutions, Corporations

**Outcome Statement:** Create a neighborhood beautification committee that will develop a strategy for the entire EEV neighborhood.

**Strategy:**

- Identify private organizations that will assist with funding of this project
- Improve appearance of neighborhood i.e. street beautification infrastructure including tree and decorative lighting, decorative signs, flowering boulevards and green space.

**Timeline:** 2007-2009

## NDNI EAST ENGLISH VILLAGE COMMUNITY WORK-PLANS

### Issue B: Quality of Life

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**8). Create social service programs for East English Village and on the fringes of the target area to deal with core issues related to crime, substance abuse, mental illness and unemployment.**

**Lead Agency:** DHS, Local private social service agency

**Partners:** DHWP, State (Cities of Promise), United Way, Wayne County, St. John's Hospital, Detroit East

**Outcome Statement:** Improve awareness of both public and private social service programs and increase the overall enrollment and service offerings by 10%. Target middle school children before reaching high school for drug prevention programs to build better relationships with East English Village and outside communities.

**Strategy:**

- Increase substance abuse prevention and education programs targeted at middle school students that may be prone to substance abuse by parents in and surrounding East English Village
- Create a directory of social service programs that are located in close proximity of East English Village.
- Host an informational seminar to educate residents and those on the fringe areas on substance abuse counseling programs.

**Timeline:** 2007-2009

### **Private Efforts**

**1). Improve relationship with Grosse Pointe Park (GPP Collaborative does not include East English Village).**

**Lead Agency:** U-SNAP-BAC

**Partners:** LISC, East English Village Residents, Grosse Pointe Park Collaborative

**Outcome Statement:** Improve relationships and access resources/programs through the Grosse Pointe Collaborative.

**Strategy:**

- Develop a partnership with EEV and Grosse Pointe Collaborative to include East English Village as a full participating member.

**Timeline:** 2007-2008